

DRAFT 4-4-070 LANDSCAPING DEVELOPMENT STANDARDS**A. A. PURPOSE AND INTENT:**

The purpose of these landscape requirements is to establish consistent and comprehensive landscape provisions to preserve and enhance the landscape character of the City; to improve the aesthetic quality of the built environment; to minimize erosion and reduce the impacts of development on natural areas within the City and on storm drainage systems and water resources in particular; to provide shade, reduce noise and glare, and establish a healthier environment; to provide transitions between various land uses; to increase privacy and protection from visual or physical intrusion, and to maintain and protect property values, and generally enhance the overall image and appearance of the City and quality of life for its citizens.

It is not the intent of these regulations that rigid and inflexible design standards be imposed, but rather that minimum standards be set. It is expected that accepted horticultural practices and landscape architectural principles will be applied by design professionals.

B. B. APPLICABILITY:**1. The requirements of this Section shall apply to:**

- a. All subdivision including short plats;
- b. All new buildings (e.g., commercial, office, multi-family residential, institutional, industrial, and mixed-use);
- c. Conversion of vacant land (e.g., to parking or storage lots);
- d. Additions to existing buildings that exceed fifty thousand dollars (\$50,000.00) in value; and
- e. Change of use (e.g. residential conversion to commercial office).

2. Exemptions: Single family residential building permits, when not a part of a subdivision, are exempt from all but the maintenance provisions of these requirements. In single family residential subdivisions, those yards not abutting a public or private street are exempt from landscape regulations.

C. C. PLANS REQUIRED:

Conceptual and detailed landscaping plans are required for all non-exempt development. Specific submittal requirements shall be as indicated in RMC [4-8-120](#), Submittal Requirements. The conceptual plans must be submitted prior to any land use action approval and detailed landscape plans must be approved prior to issuance of a building permit.

D. D. GENERAL LANDSCAPE REQUIREMENTS

1. Street Frontage Landscaping Required: On-site landscaping is generally required along all street frontages, with the exception of areas of pedestrian walkways and driveways.

2. Pervious Areas to Be Landscaped: Pervious areas, with the exception of critical areas, shall have landscape treatment as appropriate. Landscaping may include hardscape such as decorative paving, rock outcroppings, fountains, plant containers, etc.

3. Landscaping within the Right-of-Way on Public Streets: Minimum planting widths within the right-of-way are established according to the street development standards. Street trees are to be located in this area. The maintenance requirement may necessitate provision of a gate in the fence

to access the planting area.

4. Parking lots: Vehicle parking lot areas shall meet minimum standards provided in this section.

5. Retention of Existing Landscaping and Existing Trees Encouraged: Where possible, existing street trees and mature ornamental landscaping shall be preserved and incorporated in the landscape layout. Development or redevelopment of properties shall retain existing trees when possible and minimize the impact of tree loss during development per RMC 4-4-130 Tree Retention and Land Clearing Regulations.

6. Avoidance of Hazards: All Landscaping shall be planned in consideration of the public health, safety, and welfare.

- a) Landscaping shall not intrude within the clear vision areas at driveways and street intersections.
- b) Trees planted near overhead power lines shall be species that will not eventually grow into such lines.
- c) Landscaping shall not obscure fire hydrants or access for emergency response vehicles.
- d) Avoid planting trees that may damage sidewalks.

7. Minimum Freeway Frontage Setback: For properties abutting a freeway, a 10 foot landscaped setback from the street property line is required.

8. Landscaping Standards: All landscaping and screening required by this section must comply with all of the provisions of this chapter, unless specifically superseded. The landscaping standards are minimums; higher standards can be substituted as long as all fence or vegetation do not exceed height limits. Crime prevention and safety should be remembered when exceeding the landscaping standards, height and amount of vegetation may be an issue.

E. LANDSCAPING TYPES

1. General Landscaping.

a. **Intent.** The General Landscaping standard is a landscape treatment for open areas. It is intended to be applied in situations where distance is used as the principal means of separating uses or development, and landscaping is required to enhance the area in-between. The standard includes a mixture of trees, high shrubs, low shrubs, and groundcover.

b. **Required materials.** The General Landscaping standard requires trees, shrubs and groundcover.

i. **Trees:** Where the area to be landscaped is less than 30 feet deep from the property line, tree spacing should be as follows: either one large tree per 30 linear feet, or one medium tree per 22 linear feet, or one small tree per 15 linear feet. Trees of different sizes may be combined to meet the standard. Trees may be grouped.

ii. **Shrubs:** Where the area is 30 feet deep or greater the property line, the requirement is either two to three shrubs per 400 square feet of landscaped area

in addition to the trees required in 2.a, above. The shrubs and trees may be grouped.

2. Partially Sight-obscuring landscaped visual buffer.

a. **Intent.** The Partially Sight-obscuring landscape visual buffer standard provides a tall, but not totally blocked visual separation. The standard is applied where a lower level of screening is adequate to soften the impact of the use or development, or where visibility between areas is more important than a total visual screen.

b. **Required materials.** Landscaping and/or landscape plus fencing must be 6 feet high and at least 50 percent sight-obscuring. Fences, when allowed may be made of wood, metal, bricks, masonry or other permanent materials. In instances where safety may be compromised, height may be reduced (e.g. clear vision area).

3. Fully Sight-obscuring landscaped visual buffer.

a. **Intent.** The Fully Sight-obscuring landscaped visual buffer standard provides a tall and complete visual separation, and is intended to be used in special instances where complete screening is needed to protect abutting uses, and landscaping is not practical. It is usually applied between residential and nonresidential situations.

b. **Required materials.** Landscaping and/or landscape plus fencing must be 6 feet high and 100 percent sight-obscuring. Fences, when allowed may be made of wood, metal, bricks, masonry or other permanent materials. In instances where safety may be compromised, height may be reduced (e.g. clear vision area).

4. Perimeter Parking Lot Landscaping.

a. **Intent:** Surface parking areas shall be screened by landscaping in order to reduce views of parked cars from streets.

b. **Required materials:** Such landscaping shall be at least ten feet (10') in width as measured from the sidewalk. Standards for planting shall be as follows:

- i. **Trees** at an average minimum rate of one tree per thirty (30) lineal feet of street frontage. Permitted tree species are those that reach a mature height of at least thirty five feet (35'). Minimum height or caliper at planting shall be eight feet (8') or two inch (2") caliper (as measured four feet (4') from the top of the root ball) respectively.
- ii. **Shrubs** at the minimum rate of one per twenty (20) square feet of landscaped area. Shrubs shall be at least twelve inches (12") tall at planting and have a mature height between three feet (3') and four feet (4'). Up to fifty percent (50%) of shrubs may be deciduous.
- iii. **Ground cover** shall be planted in sufficient quantities to provide at least ninety percent (90%) coverage of the landscaped area within three (3) years of installation.

5. Interior Parking Lot Landscaping

1. **Intent.** The Interior Parking Lot standard is a landscape treatment which uses a combination of trees, shrubs, and ground cover to provide shade, stormwater management, aesthetic benefits, and screening to soften the impacts of large expanses of pavement and vehicle movement. It is applied to landscaped areas within parking lots and associated vehicle areas.

2. **Required materials.** Provide trees, shrubs, and groundcover in the required perimeter and interior lot landscape areas.

- a) **Trees:** Plant at least one tree for every six (6) parking spaces within the lot interior. Minimum height or caliper at planting shall be eight feet (8') or two inch (2") caliper (as measured four feet (4') from the top of the root ball) respectively.
- b) **Shrubs** at the minimum rate of one per twenty (20) square feet of landscaped area. Shrubs shall be at least twelve inches (12") tall at planting and have a mature height between three feet (3') and four feet (4'). Up to fifty percent (50%) of shrubs may be deciduous.
- c) **Ground cover** shall be planted in sufficient quantities to provide at least ninety percent (90%) coverage of the landscaped area within three (3) years of installation.
- d) Do not have more than fifty feet (50') between parking stall and a landscape area.

F. F. IRRIGATION

1. **Intent.** The Irrigation standard is intended to ensure that plants will survive during the establishment period after planting and will thrive once established.

2. Requirements:

- a. A permanent built-in irrigation system with an automatic controller shall be installed and maintained in good working order in all landscaped areas of industrial, commercial, and multi-family development, and landscaped common areas in single family subdivisions.
- b. The irrigation system shall provide full water coverage of the planted areas as specified in the plan.
- c. The irrigation system maintenance program shall include scheduled procedures for winterization.
- d. Exceptions:
 - i. Landscape plans featuring one hundred percent (100%) drought-tolerant plants or landscaping already established without irrigation systems are exempt from

installation of a permanent irrigation system, but drought-tolerant proposals must provide supplemental moisture by means of a City-approved temporary irrigation system for a period not less than two (2) years. The applicant must provide a maintenance security device for a period of three (3) years from the date of approval of landscape installation to ensure survival of plants.

ii. Irrigation by hand. If the applicant chooses this option, an inspection will be required one year after final inspection to ensure that the landscaping has become established. An inspection fee, paid at the time of permit application, will be required and the fee amount will be determined by the Reviewing Official.

G. G. ZONE LANDSCAPING REQUIREMENTS

1. Residential Zones

a. RC & R1 Zones

- i. Trees: At least two (2) trees of a City-approved species with a minimum caliper of 1 ½ inches per tree shall be planted in the front yard of every lot prior to occupancy.
- ii. For properties located within the Urban Separator Overlay, see RMC 4-3-110D for open space and additional landscaping requirements.

b. R4 and R8 Zones:

- i. General: Landscaping shall at minimum meet the L1 standard.
- ii. Trees: At least two (2) trees of a City-approved species with a minimum caliper of 1 ½ inches per tree shall be planted in the front yard of every lot prior to occupancy.
- iii. Right-of-way: If there is additional undeveloped right-of-way in excess of the required right-of-way planting strip, this area shall also be landscaped, unless otherwise determined by the Reviewing Official.

c. R10 and R14 Zones:

- 1. Landscaping requirements in this subsection for the R10 and R14 Zones supercede any minimum standards provided in 4-4-070, Landscaping or where there may be conflicts.
- 2. Landscaping and planting shall be provided in order to enhance the visual appearance of the neighborhood, preserve the natural wooded character of the Pacific Northwest, promote utilization of natural systems, and to reduce impacts on storm drainage systems and water resources.
- 3. The standards portion of this subsection specifies a prescriptive manner in which the landscaping requirement can be met. The guideline portion of this subsection provides direction for those who seek to meet the required design element in a manner that is different from the standards.
 - a. The determination as to the satisfaction of the requirement through the use of the guidelines is to be made by the Reviewing Official.
- 4. **Guideline.** Landscaping shall be provided to public and private spaces in

order to create a transition between homes and the street while mitigating the impact of densely built housing.

5. Standards.

- a. **Planting Calculation and Installation**
 - i. If the calculation of the number of plantings results in a fraction of 0.5 or greater, the applicant shall round up to the next whole number. If the calculation of the number of plantings results in a fraction of 0.4 or less, the applicant shall round down to the next whole number. Preserved trees may be used to meet the tree requirements in the planting calculations.
 - ii. Noxious weeds are not permitted.
 - iii. All shrubs and perennial plants shall be in beds that include a layer that is at least 2 inches in depth of mulch.
 - iv. Ornamental and canopy trees shall include a mulch ring that has a depth of at least 2 inches and is at least 2 foot in radius, measured from the base of the tree, placed at the base of the tree.
- b. **Parks, Common Greens, and Pocket Parks:** shall be planted with plants and trees that reflect the architectural character and intended use of the green. They shall incorporate a pathway that is at least 3 feet in width in order to connect parks, common greens, and pocket parks to each other and to neighborhood streets, access lanes, and/or other pedestrian connections. They also shall include:
 - i. One two inch (2") caliper canopy or ornamental tree shall be planted for every 1,000 square feet.
 - ii. Shade trees shall be located adjacent to play structures and at other elements in the park, such as sports courts and benches.
 - iii. For common greens and pocket parks, sidewalks or pathways shall be located at the edge of the green to allow a larger usable green and easy access to the homes.
 - iv. For common greens, the minimum lawn coverage shall be 70 percent.
- c. **Pedestrian Easements:** shall be planted with plants and trees. Trees are required along all pedestrian easements to provide shade. Shrubs shall be planted in at least 15 percent of the easement space.
 - i. Trees shall be a minimum two inch (2") caliper, spaced 20 feet on center, placed so as to not block sight distance or create a safety concern, and be a species that is approved by the City of Renton.
 - ii. Shrubs shall be spaced no further than 36 inches on center. If native shrubs are used they shall be at least a 2-gallon size and if non-native shrubs are used they shall be at least a 3-gallon size.
- d. **Front yards:** shall have entry walks that are a minimum width of 3 feet and a maximum width of 4 feet. Each unit that has a front yard setback that is 15 feet or greater shall have one front yard tree that is at least two inch (2") caliper or a height of 8 feet. Any portion of a foundation facing a public space shall be planted with shrubs so that there is a continuous row of shrubs with a maximum spacing of 3 feet on center abutting the

foundation. If native shrubs are used they shall be at least a 2-gallon size and if non-native shrubs are used they shall be at least a 3-gallon size.

- e. **Side yards along public space:** shrubs shall be planted along any fences that face a street or public spaces. Shrubs shall be in a continuous row having a maximum spacing of 3 feet on center. If native shrubs are used they shall be at least a 2-gallon size and if non-native shrubs are used they shall be at least a 3-gallon size.
- f. **Rear yards:** shall include one tree that is at least two inch (2") caliper or a height of 8 feet shall be planted a minimum 5 feet from the property line. Also, shrubs, trees, or vines shall be planted along any fences that face a street or public spaces. Shrubs shall be in a continuous row having a maximum spacing of 3 feet on center. If native shrubs are used they shall be at least a 2-gallon size and if non-native shrubs are used they shall be at least a 3-gallon size.
- g. **Alleyways:** Space between an alleyway and fence shall be landscaped with native and drought tolerant shrubs, ground cover, and upright trees, where space and layout allow.
- h. **Utility Areas:** To minimize their appearance, transformers and other utilities shall be landscaped with a 3 foot high, continuous vegetated screen, except in areas where access is required. Plants shall be evergreen.

d. **RM Zone:**

- i. Setback areas shall be landscaped, unless otherwise determined through the site development plan review process
- ii. For RM-U, the landscape requirement does not apply in the Center Downtown, or if setbacks are reduced.
- iii. If abutting a lot zoned RC, R-1, R-4, R-8, or R-10, then a 15 ft. landscape strip shall be required along the abutting portions of the lot.

e. **Manufactured Homes**

- i. **New Park Development or Redevelopments:** Landscaping shall be provided on both the individual lots and the remainder of the mobile home park site according to a landscape plan approved by the Reviewing Official. A solid wall or view-obscuring fence, hedge or equivalent barrier not less than 5 ft. in height shall be established and maintained around the entire perimeter of the park except for the openings for driveway and walkway purposes.
- ii. **Individual Manufactured Home spaces:** Each lot shall be landscaped with the General Landscaping standard.

2. Non-residential zones

a. Minimum requirements:

- i. Minimum landscaped area standard: The required amounts of on-site landscaped areas are stated in the following sections. Required landscaped

areas must be at ground level and comply with at least the General Landscaping standard.

- ii. Building setback: The land between a building and a street lot line must be landscaped to at least the General Landscaping level and/or hardsurfaced for use by pedestrians. Bicycle parking may be located in the area between a building and a street lot line when the area is hard-surfaced.
- iii. These provisions may be modified by the Reviewing Official through the site development plan review process where the applicant can show that the same or better result will occur because of creative design solutions, unique aspects or use, etc. that cannot be fully anticipated at this time.

b. **CN, CV, CA Zones**

- i. Along the Street Frontage: 10 ft. wide landscape strip at the General Landscape standard.
- ii. Along the Street Frontage Required When a Commercial Lot is *Adjacent* to Property Zoned Residential: 15 ft. wide landscape strip at the General Landscape standard.
- iii. When a Commercial Lot Is *Abutting* Property Zoned Residential: 15 feet Partially Sight-obscuring landscaped visual buffer or 10 foot Fully Sight-obscuring landscaped visual buffer.

c. **CD Zone**

- i. Along Street Frontage: None.
- ii. Adjacent Residential Zone: None.
- iii. Abutting Residential Zone: 15 ft. Partially Sight-obscuring landscaped visual buffer; or 5 ft. wide Fully Sight-obscuring landscaped visual buffer and a solid 6 ft. high barrier used along the common boundary of residentially zoned property.

d. **CO Zone**

- i. **Along the Street Frontage:** 10 ft. width at General Landscaping standard.
- ii. **Along the Street Frontage When a Commercial Lot is *Adjacent* to Property Zoned Residential:** 15 ft. Partially Sight-obscuring landscaped visual buffer. If the street is a designated arterial, non-sight-obscuring landscaping shall be provided unless otherwise determined by the Reviewing Official through the site development plan review process.
- iii. **When a Commercial Lot Is *Abutting* Property Zoned Residential:** 15 ft. wide Partially Sight-obscuring landscaped visual buffer along common boundary line. A 10 ft. Fully Sight-obscuring landscaped visual buffer may be allowed through the site development plan review process.

e. **UC-N1 and UC-N2 Zones**

- i. **Along the Street Frontage:** All setback from the public right-of-way shall be landscaped at General Landscaping standard.
- ii. **Along the Street Frontage When a Commercial Lot is *Adjacent* to Property Zoned Residential:** 15 ft. Fully Sight-obscuring landscaped visual buffer.

f. **IL and IM zones**

- i. **Along Principal Arterial Streets :** General Landscaping standard at 10% of lot depth or 20 ft., whichever is less, but in no case less than 10 ft.
- ii. **Along Non-Principal Arterial Streets:** General Landscaping standard 10% of lot depth or 15 ft., whichever is less, but in no case less than 10 ft.
- iii. **Along the Street Frontage Required When an Industrial Lot Is *Abutting* Property Zoned Residential:** 15 ft. wide Fully Sight-obscuring landscaped visual buffer along common boundary lines.
- iv. **When an Industrial Lot is *Adjacent* to Property Zoned Residential**
 - 1. **Along Non-Arterial Street:** 15 ft. wide Partially Sight-obscuring landscaped visual buffer.
 - 2. **Along Arterial Street:** If the street is a designated arterial, a 15 ft. landscaping strip at General Landscape standards shall be provided.
- v. **When an Industrial Zoned Lot Abuts Property Zoned Commercial:** None
- vi. **Other:** Except for critical areas, all portions of the site not covered by structures, required parking, access, circulation or service areas shall be maintained as permeable areas and improved with native, drought-resistant vegetative cover. Areas set aside for future development on a lot may be hydroseeded and an adequate means of irrigation shall be provided.

g. **IH Zone**

- i. **Along Principal Arterial Streets:** 20 ft. minimum landscape setback at General Landscape standard.
- ii. **Along Non-Principal Arterial Streets:** 15 ft. minimum landscape setback General Landscape standard.
- iii. **Along the Street Frontage Required When an Industrial Lot Is *Abutting* Property Zoned Residential:** 10 ft. wide Fully Sight-obscuring landscaped visual buffer and 6 ft. high fence along common property line.
- iv. **When an Industrial Lot is *Adjacent* to Property Zoned Residential:** None.
- v. **When an Industrial Zoned Lot Abuts Property Zoned Commercial:** 5 ft. wide landscaping strip and solid 6 ft. high barrier along common property line.

- vi. **Other:** Except for critical areas, all portions of the site not covered by structures, required parking, access, circulation or service areas shall be maintained as permeable areas and improved with native, drought-resistant vegetative cover. Areas set aside for future development on a lot may be hydroseeded and an adequate means of irrigation shall be provided.

H. H. PARKING LOT LANDSCAPING

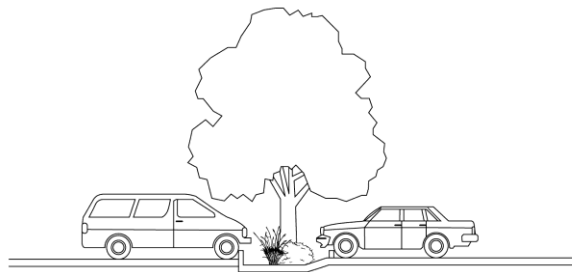
1. **Intent:** The intent of these parking area landscape requirements is to Improve and soften the appearance of parking areas; Reduce the visual impact of parking areas from sidewalks, streets, and especially from nearby residential zones; Provide flexibility to reduce the visual impacts of small residential parking lots; Direct traffic in parking areas; Shade and cool parking areas; Reduce the amount and rate of stormwater runoff from vehicle areas; Reduce pollution and temperature of stormwater runoff from vehicle areas; and Decrease airborne and waterborne pollution.
2. **Applicability:** The standards of this section apply to all vehicle areas whether required or excess parking, except for single family residential parking areas. All parking lots, loading areas, vehicle sales and rental lots, and storage lots shall be landscaped to the standards set forth herein and in RMC 4-4-070.
3. **Exemptions:** Parking areas for detached, single family dwelling units and flats are exempt from parking lot landscape requirements.
4. **Improvements.** Paving. In order to control dust and mud, all vehicle areas must be paved. However, some portions of individual parking spaces may be landscaped per the standards of 4-4-070H.7.j below.
5. **Submittal Requirements:** Submittal requirements shall be as specified in RMC 4-8-120B, C, D9I, and D12L.
6. **Landscape Approval Required:** All landscaping required by this Section is subject to approval by the Planning Division.
7. **General Requirements for All Parking Lots**
 - a. **Safety Standards:** Landscaping shall not conflict with the safety of those using the parking lot, adjacent sidewalks, or with traffic safety. The clear vision area shall be kept free of plants that block sight lines.
 - b. **Retention of Existing Landscaping Encouraged:** Where possible, existing mature trees and shrubs shall be preserved and incorporated in the landscape layout.
 - c. **Screening of Adjacent and/or Abutting Residential Uses Required:** A planting area or berm with landscaping shall be provided on those sides of a parking lot that are adjacent to or abutting properties used and/or zoned for residential purposes. Such planting shall be of a sufficient height to serve as a buffer.
 - d. **Screening Modifications:** The Planning Division may allow a minimum of a forty two inch (42") screening fence in lieu of landscaping upon proper application for good cause shown, which shall include but not be limited to a narrow parking lot.
 - e. **Minimum Width:** Any landscaping area shall be a minimum of five feet (5') in width.
 - f. **Minimum Landscaping Width Requirements Abutting Public Right-of-Way:** Parking lots shall have landscaped areas as follows:
 - i. **Right Angle and Ninety Degree (90°) Stalls:** A minimum width of five feet (5') for right angle and ninety degree (90°) parking stalls along the abutting public right-of-

way except for areas of ingress and egress.

- ii. **Angled Parking Layouts, Forming a Sawtooth Pattern:** Shall maintain a minimum of five-foot (5') landscaping strip in the narrowest part of the sawtooth pattern abutting a public right-of-way.
- g. **Special Landscape and Screening Standards for Storage Lots:** See RMC 4-4-120, Storage Lots, Outside.
- h. **Perimeter landscaping:** See Perimeter Parking Lot landscaping section in 4-4-070E for material and spacing requirements. Surface parking areas shall be screened by landscaping in order to reduce views of parked cars from streets. Such landscaping shall be at least ten feet (10') in width as measured from the sidewalk.
- i. **Interior Parking Lot landscaping:** The regulations of this paragraph apply to all surface parking areas except stacked parking areas.
 - ii. **Minimum Amounts:** Surface parking lots with more than fourteen (14) stalls shall be landscaped as follows:

Total Number of Parking Stalls	Minimum Landscape Area
15 to 50	15 sf/parking space
51 to 99	25 sf/parking space
100 or more	35 sf/parking space

- ii. **Materials:** Provide trees, shrubs, and ground cover in the required interior parking lot landscape areas. The landscaping must be dispersed throughout the parking area. Landscape to Parking Lot Interior standards of 4-4-070E.
- j. A portion of a standard parking space may be landscaped instead of paved, as follows:
 - i. As shown in Figure X, up to 2 feet of the front of the space as measured from a line parallel to the direction of the bumper of a vehicle using the space may be landscaped area;
 - ii. Landscaping must be ground cover plants; and
 - iii. The portion of the 2-foot wide area that is landscaped counts toward parking lot interior landscaping requirements. However, the landscaped area does not count toward perimeter landscaping requirements.
 - iv. Figure X: Landscaped area at front of parking space



- k. **Perimeter and Interior landscaping:** Perimeter landscaping may not substitute for interior landscaping. However, interior landscaping may join perimeter landscaping as long as it extends at least four feet into the parking area from the perimeter landscape line.
- l. **Exception for existing parking lots.** Where compliance would result in the loss of existing required parking spaces, the amount of parking required is reduced by the amount needed

to accommodate the minimum landscaping required.

I. I. SPECIFIC LANDSCAPE REQUIREMENTS

1. Soil: Soil shall be prepared for landscape installation according to industry standards to be conducive to the healthy growth of new plants.

- a. Topsoil, original to the site and if suitable for planting areas, may be stored during site construction for reuse during the landscape installation phase.
- b. Topsoil shall be rich in organic material or amended to be so.
- c. Clay soil is not acceptable and must be removed from landscape areas if naturally present on the site.
- d. In residential development projects where rear yard setbacks between a rear fence and primary structure are not landscaped by the developer, soil in those areas must consist of topsoil viable for plant growth and be in suitable condition for landscaping prior to occupancy.
- e. Construction debris must be removed and not buried on site

2. DRAINAGE: All landscape areas shall have adequate drainage, either through natural percolation or by means of an installed drainage system.

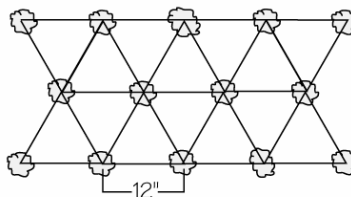
3. PLANT MATERIALS

a. Plants: All plants specified shall be adapted to the site (sun exposure, cold hardiness, moisture requirements, soil type, soil pH, etc.). In addition:

- i. All plant material shall meet the most recent American Standards for Nursery Plant Stock (ANSI Z60.1-2004).
- ii. Wetland plant material shall be either specified by a Certified Wetland Biologist, or selected from the City of Renton Wetland Plant Replacement List [approval pending].
- iii. Caution should be used so as to avoid introducing highly invasive plants into the City landscape.

b. Ground cover.

- i. Ground cover required. All of the landscaped area that is not planted with trees and shrubs must be planted in ground cover plants, which may include grasses. Mulch (as a ground cover) must be confined to areas underneath plants and is not a substitute for ground cover plants.
- ii. Size and spacing. Ground cover plants other than grasses must be at least the four-inch pot size. Area planted in ground cover plants other than grass seed or sod must be planted in triangular spacing, as seen in image below, at distances appropriate for the plant species. Ground cover plants must be planted at a density that will cover the entire area within three years.



c. Shrubs. All shrubs must be of sufficient size and number to meet the required standards within 3 years of planting. Shrubs must be at least the one-gallon container size at planting.

d. Trees.

- i. **On-site Trees:** On-site trees required when projects front public streets in addition to any street trees planted within the right-of-way.

- ii. **Planting size.** Trees may be broadleaf or conifers. Broadleaf trees at the time of planting must be fully branched. Broadleaf trees planted in residential zones must be a minimum of 1.5 inches in diameter. Broadleaf trees planted in all other zones must be a minimum of 2 inches in diameter. Conifer trees at the time of planting must be fully branched and a minimum of 5 feet in height.
- iii. **Street Trees within Right-of-Way:**
 - a. Street trees are required within the right-of-way along public streets. Information for tree planting and recommended tree species is available through the Planning Division.
 - b. Where tree branches might interfere with pedestrians or vehicles in the right-of-way, trees should have a clear area of eight feet (8') above the ground for pedestrian paths and bicycle lanes and fifteen feet (15') above streets.
 - c. Removal, severe pruning (not meeting tree care standards of the American National Standards Institute), or topping (severing the main stem) of any street tree within the City of Renton is prohibited without authorization from the Planning Division of the Department of Community and Economic Development.
 - d. The responsibility for on-going maintenance or replacement of damaged trees is with the property owner, or in the case of off-site landscaping for plats, responsibility lies with the homeowner's association. Routine maintenance procedures do not require prior authorization by the City.
 - e. Authorized pruning and routine maintenance of trees shall meet the American National Standards Institute (ANSI) tree care standards (ANSI Z133.1 and A300).

4. Plant material choices.

- a. **Prohibited materials.** Plants listed as nuisance or prohibited by King County are prohibited in required landscaped areas.
- b. **Berms:** When berms are incorporated into the landscape design, they shall not exceed slopes of 3:1 for lawn areas or 2:1 for other plant material.

J. J. LANDSCAPE INSTALLATION:

- 1. All approved landscaping shall be installed before the issuance of an occupancy permit, or for (detached) single-family homes, prior to final inspection.
- 2. Exceptions: Timing during planting year, where we bond a project, etc.
- 3. **Preservation of Unique Features:** Unique features within the site shall be preserved and incorporated into the site development design (such as significant vegetation and rock outcroppings).
- 4. **Slopes:** Stripping of vegetative slopes where harmful erosion and runoff will occur shall be prohibited. The faces of cut and fill slopes shall be developed and maintained to control against

erosion. This control may consist of effective planting. The protection for the slopes shall be initiated upon completion of grading and fully installed within thirty (30) days of grading completion and prior to a request for final project approval. Where slopes are not subject to erosion due to the erosion-resistant character of the materials such protection may be omitted with the permission of the Public Works Department; provided, that this protection is not required by the rehabilitation plan.

5. **Erosion Control Devices:** Where necessary, check dams, cribbing, riprap or other devices or methods shall be employed to control erosion and sediment, provide safety and control the rate of water runoff.

K. K. DEFERRAL OF LANDSCAPE IMPROVEMENTS:

Deferral of landscape installation, due to seasonal planting difficulties or to the fact that the project is impacted by a pending public works project, may be requested pursuant to RMC 4-9-060, Deferral of Improvement Installation Procedures.

L. L. AMENDED LANDSCAPING PLAN:

1. Modification of Landscape Plans: In the event there are significant physical elements that are discovered after preliminary plan approval that may prevent installation of the landscaping as proposed, the landscape plan may be modified upon request to the Planning Director. Such request must be accompanied by the following:

- a. Copy of original, approved landscape plan.
- b. An amendment plan meeting requirements of RMC 4-8-120D12, Landscaping Plan, Detailed.
- c. Narrative describing and justifying proposed changes.
- d. Modified tree retention and land clearing plan for any protected trees proposed to be removed in accordance with RMC 4-4-130, Tree Retention and Land Clearing Regulations.

3. Acceptability of Requested Modifications: The plans may be approved, denied or returned to the applicant with suggestions for changes that would make them acceptable.

4. Failure of Plan to Meet Intent: The Planning Director may initiate revisions to an approved landscape plan, prior to release of a surety device, if the installed landscaping has failed to meet the intent of City landscape requirements.

M. M. PERFORMANCE SURETY DEVICE:

1. If landscaping is not installed prior to occupancy, a performance surety device, such as a landscape bond, shall be required prior to obtaining a temporary occupancy permit. Such device shall be valid for a period of one hundred twenty (120) days and in sufficient amount equal to the cost of one hundred twenty five percent (125%) of the landscape value as installed, to ensure required landscape standards have been met.

2. The Planning Director may request that the applicant or owner submit a current estimate of cost, or may request competitive bids to be obtained prior to accepting a performance assurance device.

N. N. MAINTENANCE:

- 1. Maintenance.** Maintenance of landscaped areas is the ongoing responsibility of the property owner. Required landscaping must be continuously maintained in a healthy manner. Plants that die must be replaced in kind. A fine may be levied if the landscaping has not been maintained, and new plants required to be planted.
- 2. Maintenance Surety Device:** A surety device shall be required, prior to obtaining an occupancy permit, for a period of not less than three (3) years and in sufficient amount, not less than fifteen percent (15%) of the value of the landscaping, installed, to ensure required landscaping is maintained until established (estimated to be three years). For single-family residences, a one-time inspection may be allowed by the Reviewing Official.
- 3. Maintenance Required:** Landscaping required by this Section shall be maintained by the owner and/or occupant and shall be subject to periodic inspection by the Planning Division. Plantings are to be maintained in a healthy, growing condition and those dead or dying shall be replaced. Property owners shall keep the planting areas reasonably free of weeds and litter.
- 4. Failure to Maintain Landscaping:** The Planning Director is authorized to notify the owner and/or agent that any installed landscaping as required by the Planning Division is not being adequately maintained and the specific nature of the failure to maintain. The Planning Division shall send the property owner or agent written notice, specifying what corrections shall be made.

O. O. DAMAGED LANDSCAPING:

Upon request of the City, any landscaping required by City regulations that is damaged must be replaced with like or better landscaping as determined by the Planning Director. See also "Specific Landscape Requirements, Trees" herein.